



May 5, 2015

Sent via Purolator

Telus Communications Company  
Attention: Richard Johnson  
25 York Street, 26<sup>th</sup> floor  
Toronto, ON  
M5J 2V5

Dear Sirs/Mesdames:

Re: **Telecommunications POP License Agreement between OMERS Realty Corporation and CPP Investment Board Real Estate Holdings Inc. and Telus Communications Company dated September 1, 2010 with respect to 20 Bay Street, Toronto, Ontario (the "License Agreement")**

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Pursuant to section 4 of the above-referenced License Agreement (the automatic renewal provision), we are pleased to confirm that the License Agreement has been renewed for a further five (5) year term, commencing September 1, 2015.

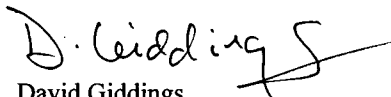
The renewal term will be governed by the same terms and conditions of the License Agreement except for the License Fee and further rights to renew, both as set out in that section.

The pertinent details are as follows:

1. Renewal Term: 5 years
2. Commencement Date: September 1, 2015
3. Expiration Date: August 31, 2020
4. CPI Increase: 8.7%
5. License Fee for Renewal Term: Nine Hundred and Forty-One dollars and Sixty cents (\$882.75) per annum
6. License Fee due dates:
  - September 1, 2015
  - September 1, 2016
  - September 1, 2017
  - September 1, 2018
  - September 1, 2019
7. Remaining Renewal Term: 2 periods of 5 years

On behalf of the Licensor,

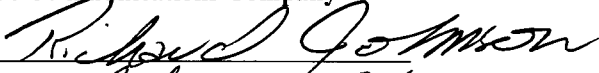
**OXFORD PROPERTIES GROUP**

  
David Giddings  
Director, National Programs

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Receipt of this notice hereby acknowledged this 12<sup>th</sup> day of May, 2015.

Telus Communications Company

  
Name: Richard Johnson  
Title: Manager, Building Access